



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

VESTING TRACT MAP NO. 45123
CONDITIONAL USE PERMIT NO. 87-036-(5)

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No. 7	
PUBLIC HEARING DATE 8-7-07	

APPLICANT Jay Rodgers, Inc.	OWNER Jay Rodgers, Inc.	REPRESENTATIVE Land Design Consultants, Inc.	
REQUEST: Vesting Tentative Tract Map No 45123: To create 10 single family lots on 40.36 acres; Conditional Use Permit to ensure compliance with hillside management review criteria			
LOCATION/ADDRESS Along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive.	ZONED DISTRICT Bouquet Canyon	COMMUNITY Santa Clarita Valley	
ACCESS Vasquez Canyon Road	EXISTING ZONING A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)		
SIZE 40.36 gross acres	EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Hilly
SURROUNDING LAND USES & ZONING			
North: Power line right of way; vacant land/A-1-1		East: Vacant land; single-family residence/A-1-1	
South: Single-family residences; vacant land/A-1-1		West: Vacant land/A-1-1	
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	HM (Hillside Management)	18 du	Yes
ENVIRONMENTAL STATUS Mitigated Negative Declaration: Impacts mitigated to less than significant levels if the project includes alteration of streambeds.			
DESCRIPTION OF SITE PLAN The tentative map and Exhibit "A" dated January 16, 2007, depicts 10 lots on 40.36 acres in a hillside management area that includes two Restricted Use Areas ("RUA") due to landslides and one RUA due to fault. 43,000 cubic yards of cut grading and 40,000 yards of fill grading are proposed, which will be balanced on site. The lots vary in size from 2.88 acres to 6.94 acres. A 20-foot wide Mint Canyon Trail alignment is required in this project. The approximate centerline of this trail alignment is depicted on the tentative map.			
KEY ISSUES <ul style="list-style-type: none">Hillside management—minimum 70% open space is provided within the individual lots. The project provides 33.73 acres (82.7%)Mitigating fault and landslide restricted use areas. The fault areas are mitigated by setback. The landslide areas are mitigated through avoidance; these areas cannot be developed.			

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

☒ Street improvements ____ Paving ____ Curbs and Gutters ____ Street Lights

____ Street Trees ____ X Inverted Shoulder ____ Sidewalks ____ Off Site Paving ____ ft.

☒ Water Mains and Hydrants☒ Drainage Facilities☐ Sewer☒ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**VESTING TENTATIVE TRACT MAP NO. 45123
CONDITIONAL USE PERMIT NO. 87-036
STAFF ANALYSIS
FOR AUGUST 7, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Jay Rogers, Inc., proposes a creation of 10 single family lots on approximately 40.36 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 45123 ("TR 45123") for the subdivision.

The subject property is located along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive in the Bouquet Canyon Zoned District. The project is proposing 43,000 cubic yards of cut grading and 40,000 cubic yards of fill grading.

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. The condition required of the project required the applicant to enter into an agreement with the California State Department of Fish & Game, pursuant to Sections 1601 through 1602 of the State Fish and Game Code prior to alteration of any streambeds. The applicant was also advised he may required Army Corps of Engineers permits.

No issues have been identified at this time.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located lying along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive in the Bouquet Canyon Zoned District in the unincorporated community of Santa Clarita Valley.

Physical Features: The subject property is approximately 40.36 gross acres in size and comprised of one lot. The property is irregular in shape with hilly terrain.

Access: The property has access from Vasquez Canyon Road, an 80 foot-wide improved street.

Services: Domestic water service will be provided by the Newhall County Water District. Domestic sewer service will be provided by private septic systems. The project is within the boundaries of the Antelope Valley Union High School District.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of Tentative TR 45123 to create 10 single family lots on approximately 40.36 gross acres.

Conditional Use Permit: The applicant requests approval of Conditional Use Permit ("CUP") 87-036 to ensure compliance with hillside management review criteria.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area)

Surrounding Properties: Surrounding zoning is also A-1-1.

EXISTING LAND USES

Subject Property: The subject property consists of one unimproved lot.

Surrounding Properties: Surrounding uses are vacant land, single family residential, and utility right of way.

PREVIOUS CASE/ZONING HISTORY

The current A-1 zone was created in 1927 following the adoption of Ordinance Number 1494.

This case was originally filed in 1987 and proposed 43 lots on approximately 86 acres. In 1990, the proposal was reduced to 36 lots on approximately 79 acres, and in 2002 was further reduced to 12 lots on approximately 76 acres. The proposal was reduced to its present size of 10 lots on approximately 40.36 acres in 2002.

PROJECT DESCRIPTION

TR 45123 and Exhibit "A" map dated January 16, 2007, depict a residential development of 10 single family lots on approximately 40.36 gross acres.

Proposed lot sizes will range from 2.88 acres to 6.94 acres. Proposed Lots 2 and 4 will be flag lots each with 20 foot wide fee access strips.

The project area contains three restricted use areas ("RUA's")—two landslides and a fault. The landslide RUA's are in the open space areas of Lots 4 and 6. The fault RUA crosses Lots 9 and 10. Buildings must be set back from restricted use area. The driveway to lots 9 and 10 crosses the RUA, which is permitted by building code.

The Santa Clarita Valley Area Plan ("SCVAP"), a component of the Los Angeles Countywide General Plan, requires non-urban hillside projects to provide 70 percent open space, which may include common open space for passive recreation and areas graded for rounding of slopes to contour appearance. The project provides 82.7 percent open space (33.37 acres)—75.4 percent (30.42 acres) natural open space and 7.3 percent (2.95 acres) graded and landscaped open area. The open space will be located within the individual single family lots as depicted on the Exhibit "A" (Open Space Exhibit) dated January 16, 2007/

The project is proposing 43,000 cubic yards cut grading and 40,000 cubic yards fill grading.

The project's main access is Vasquez Canyon Road, an 80-foot-wide improved street along the south side of the project site. The applicant must dedicate right of way 32 feet from the centerline of Vasquez Canyon Road and also make an offer of an additional 8 feet of future right of way and dedicate slope easement along this road. Vehicular access to Vasquez Canyon Road will be restricted to Lots 9 and 10.

Burton Way is a 64 foot wide private street that cuts across the southeast corner of Lot 1. The applicant will make an offer of a future right of way 32 feet from the centerline of and dedicate a slope easement along Burton Way.

Proposed "A" Street and "B" street will be 58 foot wide dedicated streets.

A 20 foot wide trail easement for the Mint Canyon Trail is proposed for this subdivision. This trail alignment will run along the north side of Vasquez Canyon Road and crosses lots 1, 5, 6, 8, 9, and 10.

GENERAL PLAN CONSISTENCY

The subject property is depicted within the Hillside Management category on the Land Use Policy Map of the SCVAP. This category of the SCVAP identifies areas where the allowable density is dependent on slope. This land use designation would allow a maximum of 18 dwelling units on the site based on slope, which is consistent with the density proposed.

Additional applicable SCVAP policies and goals include:

Pattern of Population and Land Use Distribution:

- Determine future land use growth in the Santa Clarita Valley by considering the following criteria:

- a. Sensitivities to natural environmental systems
 - b. Hazards or constraints of natural environmental systems and land use.
 - c. Infrastructure and service capacities
 - d. Need for the project.
- Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.

Environmental Hazards and Constraints:

- Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas," with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off, and flooding.

ENVIRONMENTAL DOCUMENTATION

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Under a Negative Declaration, the proposed project has been determined to have no significant effect on the environment.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract map and Exhibit "A" map dated January 16, 2007, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 5, 2007, approximately 29 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on July 4, 2007 and July 5, 2007, respectively. Project materials, including tentative parcel map, land use map and recommended conditions were hand delivered to the Canyon Country Jo Anne Darcy Library on July 7, 2007. A public hearing notice was posted on the subject property fronting Vasquez Canyon

Road on July 5, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received from the public regarding this project.

STAFF EVALUATION

The proposed development is consistent with provisions of the SCVAP. The subject property is currently depicted within the Hillside Management land use category of the SCVAP. Based on the acreage shown on the tentative parcel map submitted, the subject property yields a maximum of 17 dwelling units. The project proposes 10 dwelling units and is consistent with the density allowed under the land use category. The proposed project is also consistent with the existing lot sizes and character of the surrounding area.

The grading amount of 43,000 cubic yards of cut and 40,000 cubic yards of fill is considered part of the project design, and does not require a separate entitlement.

The landslide RUA's are in open space areas and require no further mitigation. The fault RUA can be mitigated by setback.

This project is required to provide a minimum of 70 percent open space (28.25 acres). Natural open area comprises 75.4 percent of the project (30.42 acres); graded and landscaped open area provides 7.3 percent (2.95 acres) for a total of 82.7 percent open space (33.4 acres).

The applicant has designed the project to comply with the mitigation measure concerning the alteration of streambeds.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and adopt the Negative Declaration with conditions and approve Vesting Tentative Tract Map No. 45123 and Conditional Use Permit 87-036, subject to the attached recommended conditions.

Attachments:

Factual
Draft Conditions

**VESTING TENTATIVE TRACT MAP NO. 45123
CONDITIONAL USE PERMIT CASE NO. 87-036
Staff Report**

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Vesting Tentative Tract Map No. 45123 and exhibit map, dated January 16, 2007
Land Use Map

GIS-NET Map
Photographs
Environmental Document

SMT:DCK:dck
8/2/07

DRAFT
FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 45123

1. The Hearing Officer of Los Angeles County conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 45123 on August 7, 2007. Vesting Tentative Tract Map No. 45123 was heard concurrently with Conditional Use Permit ("CUP") Case No. 87-036
2. Vesting Tentative Tract Map No. 45123 is a proposal to create 10 single family lots on 40.36 acres.
3. The subject site is located along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive.
4. The irregularly shaped property is 40.36 gross acre in size with hilly topography.
5. Access to the proposed development will be provided from the south via Vasquez Canyon Road, an 80 foot wide major highway.\.
6. The project site is currently zoned A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area). Surrounding zoning is also A-1-1.
7. The site is currently undeveloped. Surrounding uses are single family residences, power line right-of-way, and vacant land.
8. The proposed project is consistent with the A-1 zoning classification. Pursuant to Section 22.24.070 of the Los Angeles County Code, single-family residences are permitted in the A-1 zone.
9. CUP Case No. 87-036 is a related request to ensure compliance with hillside management review criteria.
10. No correspondence has been received at this time.
11. There has been no comment or testimony at the public hearing at this time.
12. The property is depicted within the Hillside Management land use category (density determined by slope) of the Santa Clarita Valley Area Plan ("SCVAP") Land Use Policy Map. This land use designation would allow a maximum of 17 dwelling units on the site, which is consistent with the density proposed.
13. The proposed development is compatible with surrounding land use patterns. The large lots maintain the rural character of the north side of Vasquez Canyon Road.

14. The site is physically suitable for the type of development and density being proposed. Though the property is in a Hillside Management area, adequate building sites can be developed in accordance with the County grading ordinance. The property has access to a County-maintained road, will be served by private septic systems, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
15. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
16. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
17. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
18. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements
19. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
20. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the SCVAP.
21. A Mitigated Negative Declaration with conditions has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

22. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project provides single family housing, increases the supply of housing, and promotes the efficient use of land through a more concentrated pattern of urban development.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 45123 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

VESTING TENTATIVE TRACT MAP NO. 45123
DRAFT CONDITIONS

MAP DATE: JANUARY 16, 2007

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and the area requirements of the A-1 zone.
2. Parcel No. 4 is approved as a flag lot. Each flag lot shall have a fee access strip of at least 15 feet in width on single access.
3. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Parcel Nos. 1 and 2, 6 and 7, and 9 and 10. Submit a copy of the draft document to be reviewed prior to recordation by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the tentative map, dated January 16, 2007, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").
5. Label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map.
6. Post any driveway required to be a fire lane by the Fire Department "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval
7. Provide for the maintenance of any driveway required to be a fire lane by the Fire Department through a covenant to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
8. This tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of Section 21.38.010 of the Los Angeles County Code (Subdivision Ordinance).
9. The subdivider or the current owner shall plant at least one tree within the front yard of each lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the

10. Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
11. Show "A" and "B" Streets as dedicated streets on the final map.
12. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 45123 (Rev.)

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TENTATIVE MAP DATED 01-16-2007
EXHIBIT "A" MAP DATED 01-16-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

HW

Rev. 04-24-2007

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Provide access easement from "A" Street and "B" Street to the northerly tract boundary to the satisfaction of the Department of Regional Planning.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways and delineate on the final map to the satisfaction of Public Works.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Grant ingress/egress and utility easements to the public over the future streets.
13. Quitclaim or relocate easements running through proposed structures.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 45123 (Rev.)

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TENTATIVE MAP DATED 01-16-2007
EXHIBIT "A" MAP DATED 01-16-2007

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong
tr45123L-rev13.doc

Phone (626) 458-4915

Date 03-19-2007



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT NO. 45123

REV TENTATIVE MAP DATED 01/16/07
EXHIBIT MAP DATED 01/16/07

DRAINAGE CONDITIONS

- [1] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [2] Access may be required to culvert inlets and outlets to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [3] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on lots 1-7, 9, 10. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [4] Provide a hydrology study for design of drainage facilities/delineation of flood hazard. The access easements must be free of flood hazard to the satisfaction of the Department of Public Works. Hydrology study shall be approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [5] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [6] Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- [7] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [8] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 04/23/07 to the satisfaction of Public Works.

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GRADING CONDITIONS:

- [1] A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name

Diego G. Rivera
DIEGO G. RIVERA

Date 04/23/07 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 45123
SUBDIVIDER Rodgers
ENGINEER Land Design Consultants
GEOLOGIST A.E. Seward Engineering Geology, Inc.
SOILS ENGINEER A.E. Seward Engineering Geology, Inc.

TENTATIVE MAP DATED 1/16/07 (Revision)
LOCATION Canyon Country
REPORT DATE 3/19/03/ 3/22/91/ 9/6/89/ 11/21/88,
REPORT DATE 6/17/85/ (Gordon), 5/9/85 (91-637-4)

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☒ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 3/1/07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by


Geir R. Mathisen

Reviewed by _____

Date 2/26/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 45123
Location Canyon Country
Developer/Owner Rodgers
Engineer/Architect Land Design Consultants
Soils Engineer Allan E. Seward Engineering Geology, Inc.
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 1/16/07
Soils Engineering and Geologic Report Dated 8/20/03, 3/19/03, 3/22/91, 11/21/88 & 5/9/85(91-637-4)

Previous review sheet dated 5/26/05

ACTION:

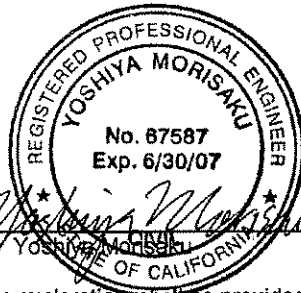
Tentative Tract Map feasibility is recommended for approval.

REMARKS:

At the grading plans stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO CONCRETE AND FERROUS METALS.
- B. THE ON-SITE SOILS ARE HIGH EXPANSION POTENTIAL.
- C. PER THE SOILS ENGINEER THE BUILDING SITE IN LOT 5 SHALL BE OVER EXCAVATED 15 FEET.



Reviewed by Yoshiya Morisaku

Date 3/1/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\Yosh\45123TentTa

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
2. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
3. Provide minimum landing area of 25 feet at a maximum three percent grade on "A" Street and "B" Street at Vasquez Canyon Road to the satisfaction of Public Works.
4. Provide property line return radii of 27 feet at the intersections of "A" Street and "B" Street with Vasquez Canyon Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Dedicate right of way 32 feet from centerline on Vasquez Canyon Road per CSB-2574 if not already dedicated.
6. Make an offer of additional future right of way 8 feet beyond the 32 feet dedicated right of way from centerline on Vasquez Canyon Road per CSB-2574 to the satisfaction of Public Works.
7. Dedicate slope easement on Vasquez Canyon Road to the satisfaction of Public Works.
8. Dedicate the right to restrict vehicular access on Vasquez Canyon Road to Lots 9 and 10.
9. Dedicate vehicular access rights on Vasquez Canyon Road to all remaining lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
10. Dedicate right of way 29 feet from centerline on "A" Street and "B" Street.
11. Make an offer of future right of way 32 feet from centerline on Burton Way on an alignment to the satisfaction of Public Works. Whenever there is an offer of a future street, provide a drainage statement/letter.
12. Dedicate slope easement on Burton Way to the satisfaction of Public Works.

13. Provide a common driveway to Lots 9 and 10 with a minimum width of 30 feet to the satisfaction of Public Works.
14. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on "A" Street and "B" Street to the satisfaction of Public Works.
15. Re-construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Vasquez Canyon Road to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way to the satisfaction of Public Works.
17. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
18. Provide adequate pavement for 100 feet of left-turn lanes and 60 mph transitions on Vasquez Canyon Road at "A" Street, "B" Street, Burton Way, and the common driveway to Lots 9 and 10 to the satisfaction of Public Works.
19. Prepare detailed 1" = 40' scaled signing and striping plans for Vasquez Canyon Road abutting this subdivision to the satisfaction of Public Works.
20. Install postal delivery receptacles in groups to serve two or more residential lots.
21. Provide and install street name signs prior to occupancy of buildings.
22. Local all trail easements to outside of road right of way.
23. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.
24. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,870 per factored unit and is subject to change.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 45123 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-16-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.

HW

Prepared by Julian Garcia
tr45123s-rev13.doc

Phone (626) 458-4921

Date 03-19-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. The applicant shall comply with the requirements as indicated on the attached letter dated August 1, 2002 from the Newhall County Water District to the satisfaction of Public Works and the Newhall County Water District.

HW

Prepared by Lana Radle
tr45123w-rev13.doc

Phone (626) 458-4921

Date 03-13-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P. Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 45123 Map Date January 16, 2007

C.U.P. 02-164 Vicinity Sand Canyon

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: See additional comment sheet for specifics.

By Inspector: Janna Masi Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 45123 Tentative Map Date January 16, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install 5 public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: _____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masig Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT


5823 Rickenbacker Road
Commerce, California 90040


LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 45123**

PAGE NO. **1**

- 1 All proposed driveways shall be a minimum width of 20' of paved vehicular access, to be installed prior to building permit issuance. All driveways shall maintain a minimum turning radii of 32' on the centerline.
- 2 The lots labeled as Not a Part shall be required through future subdivision / construction to comply with the following conditions: Access shall meet the standards of the Los Angeles County Fire Dept., to be determined on the proposed development. Said improvement shall not be less than 20' of paved access. Additionally, if the easterly drive ajoints the drives for lots 1 and 2 then the required pavement width shall be 24' until the drives separate. All driveways shall maintain a minimum turning radii of 32' on the centerline.
- 3 Grades for the required turnarounds shall not exceed those for drainage purposes only. 2% 
- 4 Clearly depict drainage areas and locations of crossings for vehicular access. All drainage crossings shall be designed in compliance with the Department of Public Works.
- 5 Private driveway drainage facilities shall be submitted to the Department of Public Works for review and approval prior to final map clearance

By Inspector: Janna Masi 

Date: March 14, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **45123** DRP Map Date: **01/16/2007** SCM Date: **03/19/2007** Report Date: **03/15/2007**
Park Planning Area # **35F** **ANGELES FOREST** Map Type: **REV. (REV RECD)**

Total Units **10** = Proposed Units **10** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.09
IN-LIEU FEES:	\$5,291

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,291 in-lieu fees.


Trails:

See also attached Trail Report. MINT CANYON TRAIL - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Advanced Planning Section Head

Supv D 5th
March 19, 2007 07:44:47
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 45123	DRP Map Date: 01/16/2007	SMC Date: 03/19/2007	Report Date: 03/15/2007
Park Planning Area # 35F	ANGELES FOREST	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 10 = Proposed Units 10 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.89	0.0030	10	0.09
M.F. < 5 Units	2.01	0.0030	0	0.00
M.F. >= 5 Units	4.19	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.09

Park Planning Area = **35F ANGELES FOREST**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.09	\$58,789	\$5,291

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.09	0.00	0.00	0.09	\$58,789	\$5,291



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 19, 2007

Donald Kress
Regional Planning Assistant II
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Kress:

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map #45123
Map Dated January 16, 2007

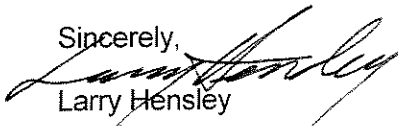
The Department of Parks and Recreation has completed its review of Tentative Tract Map 45123. The trail alignment for the proposed Mint Canyon 20' wide dedicated multi-use trail easement is acceptable to the Department. The Department currently has placed no trail HOLD on this map. The Department is approving the tentative map, with the following conditions, before first phase of final recordation:

1. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed 2%, and longitudinal (running) slope gradients not to exceed 15% for more than 300 feet. The Department will review and allow slopes slightly greater than 15% on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal gradients.
 - Cross slope gradients.
 - Name of trail.
 - c. Bush Hammer finish for crossings at all concrete surfaces.
 - d. Appropriate retaining walls.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
 - f. Trail easement, must be outside of the road right-of-way.

2. The Applicant shall submit a cost estimate for the construction of the trail, with the rough grading plans. An electronic copy (Autocad 2005) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
3. After Department approval of the trail alignment shown on the rough grading plans, the Applicant shall post a Faithful Performance and Labor and Materials (FPLM) bond, with the Department for construction of the trail.
4. The Applicant shall then submit a preliminary construction schedule showing milestones for completing the trail.
5. Prior to the start of trail construction, the Applicants authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicants Representative shall then schedule a site meeting with the Department's Trail Coordinator, for the Department's inspection and approval.
6. The Applicant's Representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modification's to the original schedule.
7. After completion of the trail, the Developer shall notify the Department within five (5) business days for a final inspection trail walk.
8. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Park and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
9. Upon Department approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail;
 - b. Submit copies of the As-Built Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry Hensley
Chief of Planning

cc: James Barber, DPR
Patrick Reynolds, DPR
Robert Ettleman, DPR

LH:RE:tl



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 15, 2007

RFS No. 07-0003812

Tract Map No. 45123

Vicinity: Santa Clarita/Forrest Park

Tentative Tract Map Date: January 16, 2007 (13th Revision)

The County of Los Angeles Department of Public Health has no objection to this map and **Tentative Parcel Map 068295** is cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed development and each lot is dependent upon the use of individual private sewage disposal systems.
3. **If due to future grading, close proximity to the Mint Canyon tributary drainage course, or for any other reason, the requirements of the plumbing code cannot be met on certain lots, the County of Los Angeles Department of Public Health will deny approval of building permits for the construction of homes on such lots.**
4. Potable water will be supplied by the **Newhall County Water District**, a public water system, which guarantees water connection and service to all lots.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in black ink, appearing to read "Becky Valenti". The signature is written over a horizontal line.

Becky Valenti, E.H.S. IV
Mountain and Rural / Water, Sewage, and Subdivision Program

DRAFT
FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 87-036

1. The Hearing Officer of the County of Los Angeles County conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 87-036. Conditional Use Permit Case No. 87-036 was heard concurrently with Vesting Tentative Tract Map No. 45123.
2. The applicant, Jay Rodgers, Inc., is proposing 10 single family lots on approximately 40.36 acres.
3. A conditional use permit ("CUP") is required to ensure compliance with hillside management design review criteria pursuant to Section 22.56.215(D) (2b) of the Los Angeles County Code ("County Code")
4. The subject site is located along Vasquez Canyon Road east of the intersection with Mystery Mesa Drive.
5. The irregularly-shaped property is 40.36 gross acres in size with hilly topography. The slope map for the property indicates that approximately 36.19 acres have slopes of 0 to 50 percent, and approximately 3.94 acres have slopes of 50 percent and over.
6. Access to the proposed development is provided by Vasquez Canyon Road, an 80-foot wide dedicated street.
7. The project site is designated as a hillside management development, a minimum of 70 percent open space is required. The project provides 33.4 acres (82.7%) located within the individual single family lots as depicted on the Exhibit "A" (Open Space Exhibit) dated January 16, 2007.
8. The project site is currently zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) which was established by Ordinance No. 2433 and became effective on April 18, 1934. Surrounding properties are also zoned A-1-1.
9. The subject property is unimproved. Surrounding uses include power line right of way and vacant land to the north, vacant land and single family residences to the east and south, and vacant land to the west.
10. The project is consistent with the A-1 zoning classification. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the County Code.

11. The subject property is depicted within the Hillside Management land use category of the Santa Clarita Valley Area Plan ("SCVAP"), a component of the Los Angeles Countywide General Plan ("General Plan"). Density in this category is determined by slope. The applicant's proposal to create 10 lots, approximately 0.24 dwelling unit per acre is allowed by the Plan. A maximum of 17 dwelling units would be allowed on the subject property. The proposed subdivision and the provision for its design and improvements are consistent with the density, goals and policies of the SCVAP. The applicant has requested a CUP to ensure compliance with hillside development design criteria pursuant to Section 22.56.215(D) (2b) of the County Code, which allows development of the site consistent with the surrounding properties.
12. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the four dwelling units proposed exceeds the low-density threshold established by the slope/density analysis for the site.
13. Vesting Tentative Tract Map No. 45123 is a related request to create 10 single-family lots on 40.36 gross acres.
14. During the August 7, 2007, public hearing, the Hearing Officer heard a presentation from staff as well as testimony from the applicant and the public.
15. After hearing all testimony on August 7, 2007, the Hearing Officer closed the public hearing and approved Vesting CUP Case No. 87-036.
16. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study resulted in a Mitigated Negative Declaration, with conditions.
17. This project has an impact on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
18. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 45123.
19. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure

compatibility with surrounding land uses and consistency with all applicable Plan policies.

20. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER OF THE COUNTY OF LOS ANGELES CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the Santa Clarita Valley Area Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the

objectives and policies of the General Plan;

- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

THEREFORE, THE HEARING OFFICER:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 87-036 subject to the attached conditions.

CONDITIONAL USE PERMIT NO. 87-036
DRAFT CONDITIONS

EXHIBIT "A" DATE: JANUARY 16, 2007

1. This grant authorizes the use of the 40.36 acre subject property for 10 single-family residential lots in compliance with hillside management design review criteria, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions Nos. 8 and 34.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
7. The property owner or permittee shall record the terms and conditions of this grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.

8. Within five (5) days of the approval date of this grant, remit a **\$1,850** processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 45123. In the event that Vesting Tentative Tract Map No. 45123 should expire without the recordation of a final map, this grant shall expire upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map dated January 16, 2007. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 45123 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A". All revised plans shall require the written authorization of the property owner.
13. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
14. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 45123.
16. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
18. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
19. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. No Saturday, Sunday or holiday operations are permitted.
20. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Public Works.
21. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
22. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
23. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
24. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related

mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.

25. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
26. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 24 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
27. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with the Los Angeles County Building and Plumbing Codes.
28. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three (3) copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:
 - a. complies with the conditions of this grant and the standards of the zone; and
 - b. is compatible with hillside resources.
29. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three (3) copies of a landscape plan, which may be incorporated into a revised Exhibit "A", shall be submitted to and approved by the Director of Regional Planning before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

The landscaping plan must show that at least 50% of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30%. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

30. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
31. Open space shall comprise 82.7 percent of the net area of the project (33.73 acres) as depicted on the approved Exhibit "A" dated January 16, 2007. No development is permitted beyond the building pads to ensure the open space is permanently maintained.
32. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
33. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of grading permits.

- b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
 - c. Prior to occupancy clearances by Public Works.
 - d. Additional reports shall be submitted as required by the Director of Regional Planning.
34. Within 15 days of the approval of this grant, the subdivider shall deposit the sum of **\$1,500.00** with the Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

FILE COPY

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. 87036 CONDITIONAL USE PERMIT/TEN. TRACT 45123

1. Description: Division of 86.2 acres into 43 rural residential lots with a Hillside C.U.P.

2. Location: On the northerly side of Vasquez Cyn. Road between Lost Creek Road and Sierra Highway.

3. Proponent: R.F. Vincent, Inc.
1200 Aviation Blvd.
Redondo Beach, Ca 90278

4. Findings of No Significant Effect

Based on the attached Initial Study and Condition(s) (if applicable), it has been determined that the projects will not have a significant effect on the environment.

Prepared by: Roy Munger

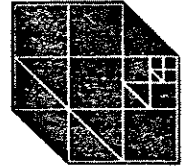
Date: 5-28-87/mhb

May 5, 1987

FILE COPY

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6401
Norman Murdoch
Planning Director

Engineering Service Corp.
6017 Bristol Parkway
Culver City, Ca 90230



PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION

PROJECT: 87036 CONDITIONAL USE PERMIT/TEN. TRACT 45123

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment:

Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Applicant is informed that a permit from the Corps of Engineers may be required.

As the applicant, I agree to incorporate these changes/conditions into my project, and understand that the public hearing and consideration by the Regional Planning Commission will be on the project as changed/conditioned.

Applicant
R.F. Vincent, Inc./1200 Aviation Blvd.
Redondo Beach, CA 90278

Date

☒ No response received within 15 days. Environmental Determination requires that these change/conditions be included in project.

Staff

Date

Arthur J. Munger

26 May 1987

PROJECT NUMBER:

87036

STAFF USE ONLY

CASES:

JT. 45723

* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

App/Case Date: 1-29-87 Staff Member: MUNGER

Thomas Guide: 125-C-2 USGS Quad: MINT CANYON

Location: ON THE NORTHERLY SIDE OF VASQUEZ CYN.

ROAD BETWEEN LOST CREEK ROAD AND SIERRA HIGHWAY.

Description of Project: DIVISION OF 86.2 ACRES INTO 43

RURAL RESIDENTIAL LOTS WITH A HILLSIDE C.U.P.

Gross Area: 86.2 AC.

Environmental Setting: VACANT HILLSIDE LAND WITH BUCKWHEAT
AND JUNIPER GROUND COVER AND NO KNOWN RESOURCES.
THE SURROUNDINGS ARE MUCH THE SAME ALTHOUGH
SCATTERED HOMES AND A TRAILER PARK ARE LOCATED
TO THE SOUTH.

Planning: A-1-1 General Plan: NON-URBAN

Community/Areawide Plan: HILLSIDE MANAGEMENT

Major projects in area:

Project Numbers

Description

NOTE: For EIR's, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Topanga-Las Virgenes Conservation District	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> National Forest	<input type="checkbox"/> Santa Monica Mtns Area
<input type="checkbox"/> _____	<input type="checkbox"/> Edwards Air Force Base	
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>CORPS OF ENGINEERS</u>	
<input type="checkbox"/> None		
<input checked="" type="checkbox"/> State Fish and Game		
<input type="checkbox"/> State Parks		
<input type="checkbox"/> _____		
<input type="checkbox"/> _____		

ANALYSIS SUMMARY (See individual pages for details)

IMPACT ANALYSIS MATRIX:

<u>IMPACT ANALYSIS MATRIX:</u>		P	No Impact/Insignificant Impact	
		A	Significant Impact	
EFFECT	Factor	G	Potential Concern	
		E		
ENVIRONMENTAL HAZARDS	Geotechnical	5	✓	
	Flood	6	✓	
	Fire	7	✓	
	Noise	8	✓	
ENVIRONMENTAL RESOURCES	Water Quality	9	✓	
	Air Quality	10	✓	
	Biota	11	✓	
ENVIRONMENTAL RESOURCES/ VISUAL	Cultural Resources	12	✓	
	Visual Qualities	13	✓	
SERVICES	Traffic/Access	14	✓	
	Sewage Disposal	15	✓	
	Education	16	✓	
	Fire/Sheriff	17	✓	
	Utilities	18	✓	
	General	19	✓	
OTHER	Environ. Safety	20	✓	

TERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

Preliminary FINAL

- 7 ☐ 5-4-87 NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.
- 7 ☒ NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see "Conditions", page 4).
- 7 ☐ ENVIRONMENTAL IMPACT REPORT, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

7 Determination appealed—see attached sheet.

Environmental Finding (Negative Declarations):

☐ NO An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ NDC An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Acceptance Letter included as part of this Initial Study.

NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

Reviewed by: Custodian

Date: 3-19-87

PROJECT CHANGES/CONDITIONS

- ☐ Prior to () recordation of the final map () issuance of a building permit and as a means of mitigating potential environmental impacts, it must be demonstrated to the satisfaction of the Regional Planning Commission that sewer connection permits can be obtained from () county Sanitation District No. () Las Virgenes Municipal Water District or its legal successor that meet the requirements of the California Regional Water Quality Control Board pursuant to Division 7 of the Water Code.
- ☒ Prior to alteration of any streambeds, and as a means of mitigating potential environmental impacts, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall submit an archaeology report for the entire project site (unless otherwise noted) prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist and approved by the Department of Regional Planning.
- ☐ Prior to () tentative approval () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, the applicant shall dedicate to the County of Los Angeles, () the right to prohibit construction over an area demarcated on the () tentative map () plot plan, () construction of more than one residence of commercial unit and related accessory building on any one lot on the project site. A note to this effect shall be () placed on final map or on the Grant Waiver () recorded on the title.
- ☐ Prior to () tentative approval () recordation of the final map () scheduling before the Zoning Board () scheduling before the Regional Planning Commission, and as a means of mitigating potential environmental impacts, the applicant shall drill and test flow a well(s) to the satisfaction of the Department of Public Works/Engineering Division. A warning note shall be () placed on the final map and in the CC&Rs () recorded on the title, indicating that the area has a limited groundwater supply and that water may not be available during periods of severe drought. A copy of the () CC&Rs shall be submitted to the Department of Regional Planning and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ As a condition of () final approval () the grant () approval of the zoning ordinance, and as a means of mitigating potential environmental impacts, a warning note shall () be placed in the CC&Rs () recorded on the title, indicating that the area has a limited groundwater supply during periods of severe drought. A copy of the () CC&Rs shall be submitted to the Department of Regional Planning for approval and subsequently recorded with the final map () title shall be submitted to the Department of Regional Planning for approval.
- ☐ Prior to recordation of the final map, the subdivider shall be required to enter into an agreement with the County to pay to the County a sum not to exceed \$3,500.00 per residential unit, and not to be less than \$2,000.00 per residential unit for the purpose of contributing to the proposed Road Benefit District prior to occupancy or upon demand of payment by the County Road Commission. Security for the performance of said agreement shall be guaranteed by the filing of a bond by a duly authorized surety.
- ☐ Prior to scheduling for public hearing, and as a means of mitigating any environmental impacts associated with the distance of the project to the nearest fire station, the applicant shall agree to comply with recommendations of the County Forester and Fire Warden.

☒ APPLICANT IS INFORMED THAT A PERMIT
FROM THE CORPS OF ENGINEERS MAY BE
REQUIRED.

☐ See attached paged for additional Project/Changes/Conditions

ENVIRONMENTAL ANALYSIS

1.0 Hazard Factors

1.1 Geotechnical

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site located in an active or potentially active fault zone?

- b. ☐ ☒ Is the project site located in an area containing a major landslide(s)?

- c. ☐ ☒ Is the project site located in an area having high slope instability?

- d. ☐ ☒ Is the project site subject to high subsidence, high groundwater level, or hydrocompaction?

- e. ☐ ☒ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225--
Sections 308B, 309, 310 and
311 and Chapters 29 and 70.

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, geotechnical factors?

☐

Yes

☒

No

1.2 Flood

SETTING/IMPACTS:

- a. ☒ ^Y ☐ ^N Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
F&G CONDITION
- b. ☒ ☐ Is the project site located within or does it contain a floodway or floodplain?

- c. ☐ ☒ Is the project site located in or subject to high mudflow conditions?

- d. ☒ ☐ Will the project contribute, or be subject to, high erosion and debris deposition from run-off?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

- ☒ Building Ordinance No. 2225--Section 308A
- ☒ Flood Control District Drainage Concept
- ☒ Ordinance No. 12,114 (Floodways)

Other considerations: ☐ Lot Size ☒ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, flood (hydrological) factors?

☐ Yes

☒ No

1.3 Fire

SETTING/IMPACTS

- a. ☒ ^Y ☐ ^N Is the project site located in a high fire hazard area (Fire Zone 4 or Quinton/Redgate fire classification)?
- b. ☐ ☒ Is the project site in a high fire hazard area and served by inadequate access due to length, width, surface material, turnarounds, or grade?
- c. ☐ ☒ Is the project site in a high fire hazard area and has more than 75 dwelling units on a single access?
- d. ☐ ☒ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? WATER TO BE PROVIDED BY SANTA CLARITA WATER DISTRICT
- e. ☐ ☒ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
- f. ☐ ☒ Does the proposed use constitute a potentially dangerous fire hazard condition/use?
- g. ☐ ☐ Other Factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Fire Ordinance No. 2947
☒ Water Ordinance No. 7834 ☐ Fire Prevention Manual Regulation No. 12

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on, or be impacted by, fire hazard factors?

☐ Yes

☒ No

1.4 Noise

SETTING/IMPACT:

- a. ☐ ^Y ☒ ^N Is the project site located near a high noise source (airports, railroads, freeways, industry)?
- b. ☐ ☒ Will the project substantially increase ambient noise levels, including those associated with special equipment (such as air conditioning units) or parking areas associated with the project?
- c. ☐ ☒ Is the proposed use considered sensitive (school, hospital, senior citizen facility)?
- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Building Ordinance No. 2225-- Chapter 35

☐ Noise Ordinance No. 11,778

Other considerations: ☐ Lot Size ☐ Project Design

☐ Compatible Use

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be adversely impacted by, noise?

☐ Yes

☒ No

2.0 Natural Resources

2.1 Water Quality

SETTING/IMPACT:

- a. ☒ ^Y ☒ ^N Will the proposed project require the use of a private sewage disposal system?

- ☒ ☒ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations?

- ☐ ☐ Is the project proposing on-site systems located in close proximity to a drainage course?
UNKNOWN
- b. ☐ ☒ Will the proposed project place industrial waste (corrosive or toxic materials) into a private sewage disposal system or a community system?

- c. ☐ ☒ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Plumbing Code--Ordinance No. 2269

☒ Health Ordinance No. 7583--Chapter 5 ☐ Industrial Waste Permit

Other considerations: ☒ Lot Size ☐ Lot Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, water quality problems?

☐ Yes

☒ No

2.2 Air Quality

SETTING/IMPACT:

- a. ☐ ^Y ☒ ^N Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area, or 1,000 employees non-residential uses)?
-
- b. ☐ ☒ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. ☐ ☒ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure?
-
- d. ☐ ☒ Will the project generate or is the site in close proximity to sources which create obnoxious odors and/or hazardous emissions?
-
- e. ☐ ☐ Other factors: _____
-

MITIGATION MEASURES:

Standard mitigation measures are: ☐ Health and Safety Code, Section 40506

Other considerations: ☐ Project Design ☐ Air Quality Management Plan

CONCLUSIONS:

Considering the above information, could the project have a significant impact on, or be impacted by, air quality?

☐ Yes ☒ No

2.3 Biota

SETTING/IMPACTS

- a. ☐ ☒ Is the project site located within a Significant Ecological Area or Significant Ecological Area Buffer?

- b. ☐ ☒ Does the project site contain a major riparian habitat?

- c. ☐ ☒ Does the project site contain oak or other unique native trees?

- d. ☐ ☐ Other factors?

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

☐ Oak Tree Permit

CONCLUSIONS:

Considering the above information, could the project have a significant impact on biotic resources?

☐ Yes

☒ No

3.0 Cultural Resources/Visual

3.1 Archaeological/Historical/Paleontological

SETTING/IMPACTS

- a. ☐ ^Y ☒ ^N Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- b. ☐ ☒ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ Does the project site contain known historic structures or sites?
- d. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSIONS:

Considering the above information, could the project have a significant impact on archaeological, historical, or paleontological resources?

☐ Yes

☒ No

3.2 Visual Qualities

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element) or located within a scenic corridor?
- b. ☐ ☒ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
- c. ☐ ☒ Is the project site located in an undeveloped or undisturbed area which contains unique aesthetic features?
- d. ☐ ☒ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
- e. ☐ ☒ Will the project obstruct unique views from surrounding residential uses?
- f. ☐ ☒ Will the project create substantial sun shadow or glare problems?
- g. ☐ ☐ Other factors: _____

MITIGATION MEASURES

Other considerations: ☐ Lot Size ☐ Lot Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on scenic qualities.

☐ Yes

☒ No

4.0 Services

4.1 Traffic/Access

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Does the project contain 25 dwelling units, or more and located in an area with known congestion problems (mid-block or intersections)?
-
- b. ☐ ☒ Will the project result in any hazardous traffic conditions?
-
- c. ☐ ☒ Will the project result in parking problems with a subsequent impact on traffic?
- d. ☐ ☒ During an emergency (other than fire hazards), will inadequate access result in problems for emergency vehicles or residents/employees in the area?
-
- e. ☐ ☐ Other factors? _____
-

MITIGATION MEASURES:

Other considerations: ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to traffic/access?

☐ Yes

☒ No

4.2 Sewage Disposal

SETTING/IMPACTS:

- a. ☐ ^Y ☐ ^N If served by a community sewage system, are there any known capacity problems at the treatment plant?
N/A
- b. ☐ ☐ Are there any known capacity problems in the sewer lines serving the project site? N/A
- c. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

- ☐ Plumbing Code--Ordinance No. 2269
- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

Other considerations: _____

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to sewage disposal facilities?

☐ Yes

☒ No

4.3 Education

SETTING/IMPACTS:

- a. ☒ ^Y ☐ ^N Are there known capacity problems at the district level?

- b. ☒ ^Y ☐ ^N Are there known capacity problems at individual schools which will serve the project site?

- c. ☐ ^Y ☒ ^N Are there any known student transportation problems?

- d. ☐ ^Y ☐ ^N Other factors? _____

MITIGATION MEASURES:

Other considerations: ☒ SB 201 Funds ☐ Site Dedication

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to educational facilities/services?

☐

Yes

☒

No

4.4 Fire/Sheriff Services

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Are there any known staffing or response time problems at the fire station or sheriff's substation serving the project site?

- b. ☐ ☒ Are there any special fire or law enforcement problems associated with the project or the general area?

- c. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Other considerations: _____

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to fire/sheriff services?

☐ Yes

☒ No

4.5 Utilities/Other Services

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Is the project site in an area known to have an inadequate water supply to meet domestic needs?

- b. ☐ ☒ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ Are there any known problems with providing other utility services, such as electricity, gas, propane?

- d. ☐ ☒ Are there any known service problem areas?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

☐ Plumbing Code (Ordinance No. 2269)

☐ Water Ordinance No. 7834

Other considerations: ☐ Lot Size ☐ Project Design

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to utilities/services?

☐ Yes

☒ No

5.0 Other Factors

5.1 General Factors

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ Will the project result in a major change in the pattern, scale, or character of the general area or community?

- c. ☐ ☒ Will the project result in a significant increase in light and/or glare?

- d. ☐ ☒ Will the project result in a significant reduction in the amount of agricultural land?

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

Standard mitigation measures are:

- ☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

Other considerations: ☐ Lot Size ☐ Project Design
☐ Compatible Use

CONCLUSION:

Considering the above information, could the project have a significant impact on the physical environment due to _____?

☐ Yes ☒ No

5.2. Environmental Safety

SETTING/IMPACTS:

- a. ☐ ^Y ☒ ^N Are any hazardous materials used, produced, or stored on-site?

- b. ☐ ☒ Are any hazardous wastes stored on-site?

- c. ☐ ☒ Are any pressurized tanks to be used on-site?

- d. ☐ ☐ Are any residential units, schools, or hospitals located within 500 feet? *N/A*

- e. ☐ ☐ Other factors? _____

MITIGATION MEASURES:

CONCLUSION:

Considering the above information, could the project have a significant impact on public safety?

☐ Yes ☒ No